

Zip Code 02150, MA Area Market Review

2025 vs. 2024 As of March 31, 2025

Prepared by Gabriel J. Ochoa on Wednesday, February 18, 2026

Single Family

Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	1	2	1	100%	↑
Average Days on Market	3	5	2	66.67%	↑
Average List Price	\$569,000.00	\$669,000.00	\$100,000.00	17.57%	↑
Average List \$ / SqFt	\$323.66	\$521.40	\$197.74	61.09%	↑
Approximate Absorption Rate	133.33%	108.33%	-25%	-18.75%	↓
Approximate Months Supply of Inventory	0.75	0.92	0.17	22.67%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	5	6	1	20%	↑
Average Original List Price	\$595,380.00	\$657,116.67	\$61,736.67	10.37%	↑
Average Original List \$ / SqFt	\$366.35	\$399.37	\$33.02	9.01%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	4	4	0	0%	↔
Average List Price	\$524,225.00	\$648,675.00	\$124,450.00	23.74%	↑
Average List \$ / SqFt	\$357.47	\$337.40	-\$20.07	-5.61%	↓
Average Days to Offer	10	22	12	120%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	1	1	0	0%	↔
Average Original List Price	\$950,000.00	\$830,000.00	-\$120,000.00	-12.63%	↓
Average Original List \$ / SqFt	\$471.70	\$316.19	-\$155.51	-32.97%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	2	2	0	0%	↔
Average Days on Market	23	7	-16	-69.57%	↓
Average Days to Offer	14	7	-7	-50%	↓
Average Sale Price	\$622,500.00	\$665,000.00	\$42,500.00	6.83%	↑
Average Sale \$ / SqFt	\$430.39	\$431.84	\$1.45	0.34%	↑
Average List Price	\$619,000.00	\$637,400.00	\$18,400.00	2.97%	↑
Average List \$ / SqFt	\$428.55	\$411.24	-\$17.31	-4.04%	↓
Average Original List Price	\$619,000.00	\$637,400.00	\$18,400.00	2.97%	↑
Average Original List \$ / SqFt	\$428.55	\$411.24	-\$17.31	-4.04%	↓
Average Sale Price as % of List Price	100.53%	105.34%	4.81%	4.78%	↑
Average Sale Price as % of Original List Price	100.53%	105.34%	4.81%	4.78%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2024	2025	Var.	Var. %	Trend
Units Listed	18	34	16	88.89%	↑
Units Price Changed	3	11	8	266.67%	↑
Units Went Pending	17	28	11	64.71%	↑
Units Sold	16	26	10	62.50%	↑

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Condominium

Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	19	16	-3	-15.79%	↓
Average Days on Market	57	33	-24	-42.11%	↓
Average List Price	\$444,199.74	\$469,393.69	\$25,193.95	5.67%	↑
Average List \$ / SqFt	\$412.07	\$473.97	\$61.90	15.02%	↑
Approximate Absorption Rate	38.16%	61.46%	23.30%	61.06%	↑
Approximate Months Supply of Inventory	2.62	1.63	-0.99	-37.79%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	42	38	-4	-9.52%	↓
Average Original List Price	\$498,050.00	\$478,321.05	-\$19,728.95	-3.96%	↓
Average Original List \$ / SqFt	\$434.25	\$469.29	\$35.04	8.07%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	28	28	0	0%	↔
Average List Price	\$504,792.79	\$462,256.68	-\$42,536.11	-8.43%	↓
Average List \$ / SqFt	\$470.20	\$463.33	-\$6.87	-1.46%	↓
Average Days to Offer	36	47	11	30.56%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	9	7	-2	-22.22%	↓
Average Original List Price	\$562,844.44	\$453,700.00	-\$109,144.44	-19.39%	↓
Average Original List \$ / SqFt	\$519.24	\$510.09	-\$9.15	-1.76%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	19	21	2	10.53%	↑
Average Days on Market	104	51	-53	-50.96%	↓
Average Days to Offer	36	44	8	22.22%	↑
Average Sale Price	\$530,994.74	\$498,642.86	-\$32,351.88	-6.09%	↓
Average Sale \$ / SqFt	\$450.78	\$445.75	-\$5.03	-1.12%	↓
Average List Price	\$534,442.11	\$499,557.14	-\$34,884.97	-6.53%	↓
Average List \$ / SqFt	\$452.93	\$447.14	-\$5.79	-1.28%	↓
Average Original List Price	\$538,500.00	\$503,847.62	-\$34,652.38	-6.43%	↓
Average Original List \$ / SqFt	\$456.25	\$452.61	-\$3.64	-0.80%	↓
Average Sale Price as % of List Price	99.62%	99.84%	0.22%	0.22%	↑
Average Sale Price as % of Original List Price	98.86%	98.85%	-0.01%	-0.01%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2024	2025	Var.	Var. %	Trend
Units Listed	172	144	-28	-16.28%	↓
Units Price Changed	59	48	-11	-18.64%	↓
Units Went Pending	107	121	14	13.08%	↑
Units Sold	87	118	31	35.63%	↑

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Multi Family

Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	5	11	6	120%	↑
Average Days on Market	46	35	-11	-23.91%	↓
Average List Price	\$1,192,960.00	\$1,212,954.55	\$19,994.55	1.68%	↑
Average List \$ / SqFt	\$406.59	\$338.10	-\$68.49	-16.84%	↓
Approximate Absorption Rate	71.67%	29.55%	-42.12%	-58.77%	↓
Approximate Months Supply of Inventory	1.40	3.38	1.98	141.43%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	17	16	-1	-5.88%	↓
Average Original List Price	\$1,001,034.47	\$1,092,598.63	\$91,564.16	9.15%	↑
Average Original List \$ / SqFt	\$358.58	\$339.52	-\$19.06	-5.32%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	15	10	-5	-33.33%	↓
Average List Price	\$882,973.27	\$1,017,287.70	\$134,314.43	15.21%	↑
Average List \$ / SqFt	\$307.54	\$334.21	\$26.67	8.67%	↑
Average Days to Offer	27	45	18	66.67%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	8	1	-7	-87.50%	↓
Average Original List Price	\$1,009,987.38	\$689,000.00	-\$320,987.38	-31.78%	↓
Average Original List \$ / SqFt	\$407.18	\$362.44	-\$44.74	-10.99%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	11	10	-1	-9.09%	↓
Average Days on Market	38	68	30	78.95%	↑
Average Days to Offer	24	62	38	158.33%	↑
Average Sale Price	\$1,044,272.73	\$1,573,090.00	\$528,817.27	50.64%	↑
Average Sale \$ / SqFt	\$291.02	\$351.57	\$60.55	20.81%	↑
Average List Price	\$1,051,809.00	\$1,570,218.80	\$518,409.80	49.29%	↑
Average List \$ / SqFt	\$288.52	\$342.60	\$54.08	18.74%	↑
Average Original List Price	\$1,096,354.45	\$1,588,578.80	\$492,224.35	44.90%	↑
Average Original List \$ / SqFt	\$298.46	\$351.05	\$52.59	17.62%	↑
Average Sale Price as % of List Price	100.95%	102.95%	2%	1.98%	↑
Average Sale Price as % of Original List Price	97.14%	100.48%	3.34%	3.44%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2024	2025	Var.	Var. %	Trend
Units Listed	65	67	2	3.08%	↑
Units Price Changed	24	15	-9	-37.50%	↓
Units Went Pending	46	45	-1	-2.17%	↓
Units Sold	43	39	-4	-9.30%	↓

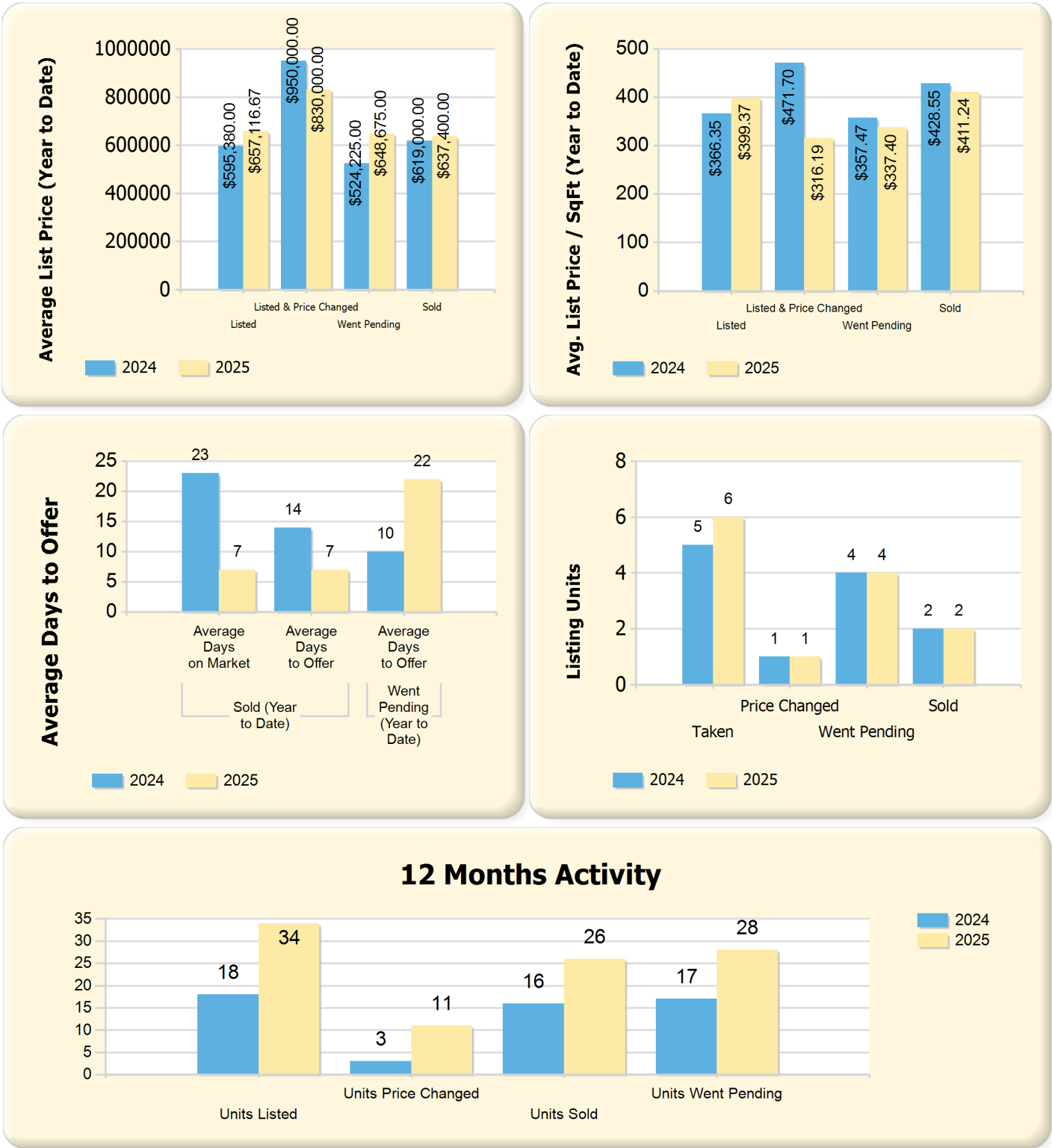
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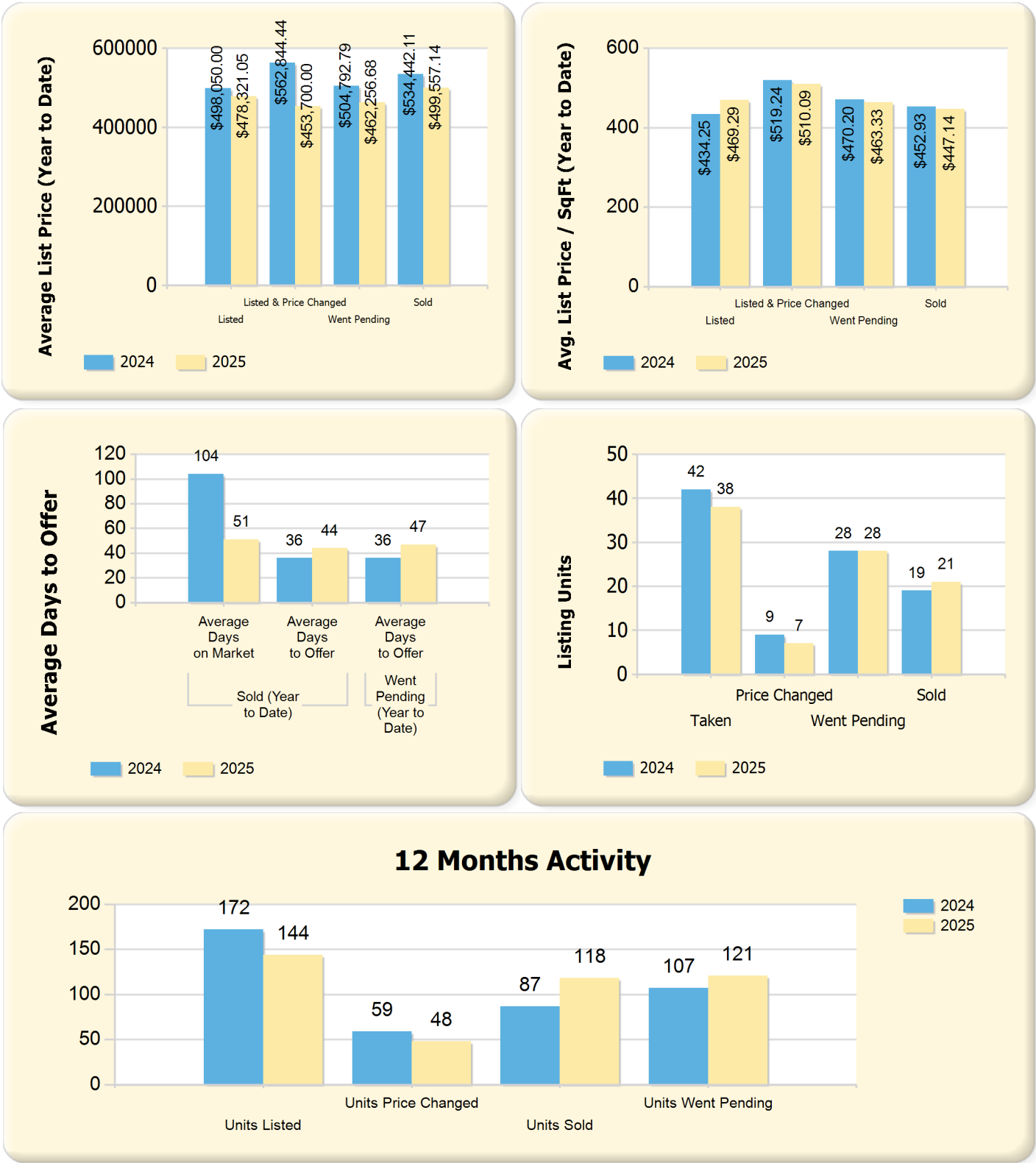


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